

**ZONING & PLATTING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT REVIEW SHEET**

**CASE NUMBER:** SPC-2019-0098C **ZAP DATE:** 05/05/2020

**PROJECT NAME:** Stoney Ridge Phase C- Section 3 (SFAR) Amenity Lot 22 & 23

**ADDRESS:** 7110 Heine Farm Road

**APPLICANT:** Lennar Homes of Texas Land and Construction, Ltd. (Richard Maier)  
12401 Research Blvd., Building 1, Suite #300  
Austin, TX 78759  
(512) 531-1351

**AGENT:** CBD Engineering (Bill Couch)  
5501 W William Cannon Drive  
Austin, TX 78749  
(512) 280-5160

**CASE MANAGER:** Robert Anderson, (512) 974-3026 or robert.anderson@austintexas.gov

**WATERSHED:** Dry Creek East (Suburban)

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED DEVELOPMENT:**

The applicant proposes an amenity lot with private parks and off-street parking for a Single Family Attached Residential (SFAR) Development.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

**SUMMARY STAFF COMMENT ON SITE PLAN:**

The applicant proposes an amenity lot with a Community Recreation (Private) land use designation. Community Recreation (Private) is a conditional use within MF-2 zoning, according to Land Development Code Section 25-2-491. Therefore, Land Use Commission review and approval is required.

**PROJECT INFORMATION:**

<b>SITE AREA</b>	1.208 acres	
<b>ZONING</b>	MF-2	
<b>PROPOSED USE</b>	Community Recreation (Private)	
<b>PROPOSED PARKING</b>	44 vehicle spaces (3 ADA), 10 bicycle spaces	
	<b>Existing</b>	<b>Proposed</b>
<b>IMPERVIOUS COVER</b>	0 SF / 0%	22,701 SF / 43.15%
<b>BUILDING COVERAGE</b>	N/A	N/A
<b>BUILDING HEIGHT</b>	N/A	N/A
<b>F.A.R</b>	N/A	N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Lost and Found Pets

Bike Austin

Del Valle Independent School District

Del Valle Community Coalition

Elroy Neighborhood Association

Far Southeast Improvement Association

Friends of Austin Neighborhoods

Moore's Crossing Municipal Utility District

Onion Creek Homeowners Association

Sierra Club, Austin Regional Group

Stoney Ridge Phase B Section 1 Homeowners  
Association**CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA**

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

**A conditional use site plan must:**

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.

**A conditional use site plan may not:**

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.



April 9, 2020

To: Chair and Members of the Land Use Commission  
City of Austin

Re: **Project Summary**  
**Stoney Ridge C-3 Amenity Lots 22 & 23 Site Plan**  
**SPC-2019-0098C**

**Stoney Ridge Phase C Section 3 Lots 22 & 23 Amenity Lot Site Plan is for a single-family attached residential neighborhood (SFAR). The 1.207 acres is for a private park and parking for residents of Stoney Ridge C-3 Subdivision.**

**The site is in Moore's Crossing MUD and is in limited purpose annexation. Lots 22 & 23 is a private park that includes a park bench, swing set, pet waste station, trash receptacle, playscape, activities court, bicycle parking (10 spaces), off street parking (44 spaces) for residents and guests.**

Please let me know if you have questions or if I can provide additional information.

Respectfully,

Bill E. Couch, P.G., AICP CEP  
Senior Project Manager



Stoney Ridge C-3 Site Plan Lots 22 & 23

Legend

- Jurisdiction
  - FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ
- TCAD Parcels



Stoney Ridge C-3  
Site Plan  
Lots 22-23

Case #  
SPC- 2019-0097C

1: 2,400



NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

March 3, 2020

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

Stoney Ridge C-3 Lot 22-23 Site Plan  
SPC- 2019-0097C



Request for Special Parking Determination

Case Number: SPC-2019-0098C

Applicant's Name: Patrick Sullivan, E.I.T. Location: 7110 Heine Farm Road Phone #: 512-280-5160 Date: 03/06/2020

Proposed Uses:

Table with 4 columns: Type, Size, Parking Ratio, Required Parking. Rows include Generational Recreation Lawn, Playground, and Total Required Vehicular/Bicycle Parking.

Other Information: This parking determination is based on similar uses in other amenity centers. This particular amenity center has off street parking adjacent to the site as well as increased bicycle racks to serve neighborhood that it serves.

Completed By: Adam Fiss Development Services Department Phone: 512-974-1684 Date: 03/06/2020

NOTES:

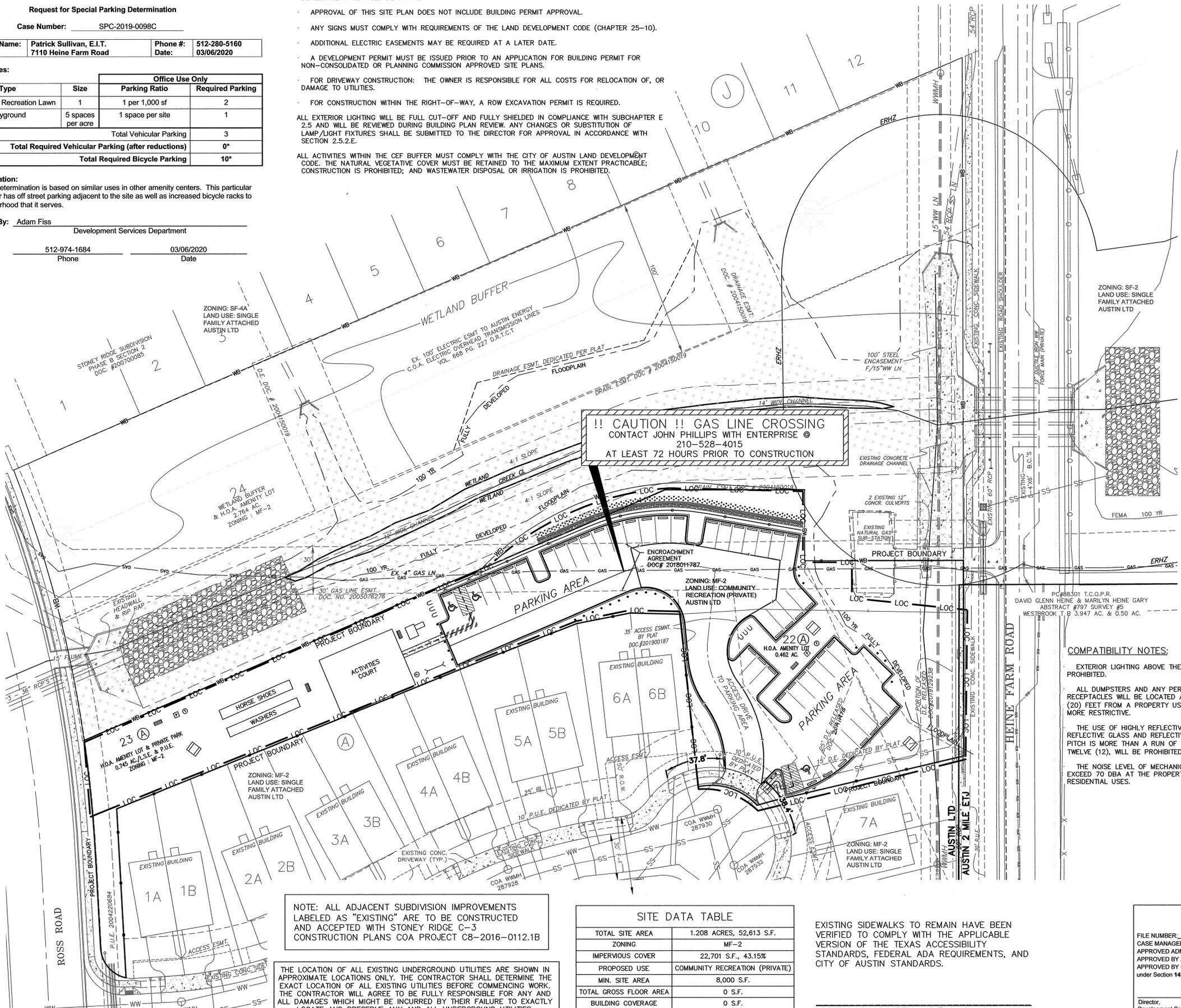
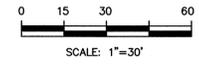
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING PERMIT APPROVAL. ANY SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10). ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGES OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

LEGEND

- PROJECT BOUNDARY, FIRE LANE, LIMITS OF CONSTRUCTION, EXISTING WATER LINE, EXISTING WASTEWATER LINE, EXISTING STORM SEWER LINE, EXISTING GAS LINE, EXISTING OVERHEAD UTILITY, EXISTING DOUBLE SERVICE, EXISTING SINGLE SERVICE, EXISTING FIRE HYDRANT, EXISTING MANHOLE, EXISTING STORM INLET, EXISTING UTILITY POLE, EXISTING SIDEWALK, SIDEWALK, EXISTING DRIVEWAY (SIZE & SHAPE VARIES), STOP SIGN, STOP BAR, CONCRETE WHEEL STOP, ADA ACCESSIBLE ROUTE, ACCESSIBLE PARKING, HANDICAP ACCESSIBILITY SIGN, EXISTING FENCE, BIKE RACK, BOLLARD POST, SWING SET, PARK BENCH, PET WASTE STATION, TRASH RECEPTACLE, PICNIC TABLE, PLAYSCAPE, RE-VEGETATION AREA USING COA STANDARD 609S FACULTATIVE MIX, WETLAND BUFFER.



COMPATIBILITY NOTES: EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.

NOTE: ALL ADJACENT SUBDIVISION IMPROVEMENTS LABELED AS "EXISTING" ARE TO BE CONSTRUCTED AND ACCEPTED WITH STONEY RIDGE C-3 CONSTRUCTION PLANS COA PROJECT C8-2016-0112.1B

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24- HOURS PRIOR TO COMMENCING CONSTRUCTION.

SITE DATA TABLE with columns: Category, Value. Includes Total Site Area (1.208 ACRES), Zoning (MF-2), ImperVIOUS COVER (43.15%), Proposed Use (COMMUNITY RECREATION (PRIVATE)), Min. Site Area (8,000 S.F.), Total Gross Floor Area (0 S.F.), Building Coverage (0 S.F.), Floor-to-Area Ratio (N/A), Open Space (29,912 S.F., 56.85%).

EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF AUSTIN STANDARDS.

BRETT R. PASQUARELLA, P.E. CARLSON, BRIGANCE & DOERING, INC.

CAUTION ! EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES



SITE PLAN RELEASE table with columns: File Number, Case Manager, Approved Administrator, Approved by City Council, Director, Date of Release, Zoning, Corrections.

Vertical sidebar containing: Project Name (STONEY RIDGE PHASE C SECTION 3), Date (MARCH 2020), Drafted By (PS & CP), Designed By (BRP), Job Number (4736), Sheet (7 of 22), and Client/Engineer information (Carlson, Brigance & Doering, Inc.).

FILE PATH: J:\Autocad 2004 Land Projects\4736.dwg SP - SR C-3 Amenity Lots 22 & 23\4736-Pl-1-SITE PLAN.dwg - Mar. 06. 2020 11:31:14pm